



**PRIORY LANE, MARCHAM, OX13**

£2,750 per month\*

**Carter Jonas**

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## **PRIORY LANE, MARCHAM, ABINGDON, OX13 6NY**

- 4 bedrooms
- 2 bathrooms
- Unfurnished
- detached
- Village location
- garage
- off road parking

### **THE PROPERTY**

Refurbished 4 bedroom detached house set in a desirable no through road location with hard flooring on ground floor. Mature gardens and ample parking. Comprising: Entrance Hall, Shower Room, Cloakroom WC, Sitting Room, Family Room, Kitchen/Diner, 4 Bedrooms and Family Bathroom. Driveway, Garage, Car Port, Gardens. Available mid August. Unfurnished.

Nearby, Abingdon provides a wide range of shopping facilities, including Waitrose and Tesco supermarkets. The nearby village of Marcham has a post office and primary school. Independent schools located in both nearby Oxford and Abingdon on Thames.

Central Oxford c. 10.4 miles, Didcot (Parkway) Station c. 7.9 miles  
Abingdon-on-Thames c. 2.7 mile

No access to loft. Mains gas, electricity, water and drainage are connected to the property.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

EPC D - Council Tax Band D - Please see Vale of White Horse District Council for current costs.

Flood Risk - Low

Holding deposit = 1 weeks rent of £634.00

Deposit is 5 weeks rent @ £2750pcm = £3173 deposit

**Large 4 bedroom refurbished detached house with ample parking and mature garden.**



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## **ADDITIONAL INFORMATION**

Offers Available for a minimum term of 12 months longer terms will be considered

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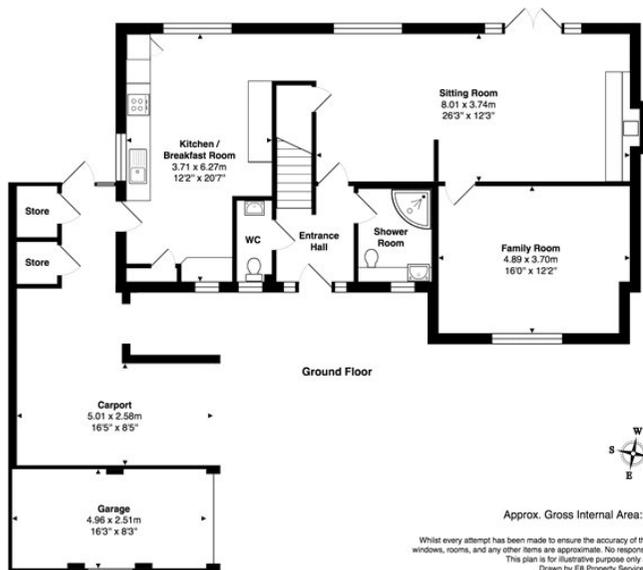
Viewing Strictly by appointment

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Local Authority Vale Of White Horse, Abingdon - Council Tax Band D

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Approx. Gross Internal Area: 212.0 m<sup>2</sup> ... 2282 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by EJA Property Services, www.ejps.co.uk



#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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